



WASHOE COUNTY

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CM/ACM RS
Finance DW
DA ✓
Risk Mgmt N/A
HR N/A
Other N/A

STAFF REPORT

BOARD MEETING DATE: December 9, 2014

DATE: November 6, 2014
TO: Board of County Commissioners
FROM: Wendy Pitts, Property Program Manager
Community Services Department, 328-2045, wpitts@washoecounty.us
THROUGH: Dave Solaro, Arch., P.E., Director
Community Services Department, 328-2040, dsolaro@washoecounty.us
SUBJECT: Adopt a Resolution of Surplus and Notice of Intent to Transfer APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way as authorized under NRS 244.281; and all other matters properly related thereto. (Commission District 3.)

SUMMARY

The subject parcel was granted to Washoe County as part of the original subdivision map in 1926. The parcel has not been used by Washoe County and is not needed by the other local jurisdictions.

The subject parcel is only 1,200 square feet and as a result of its size, is too small to establish an economically viable use by anyone, other than the person who owns the real property adjacent it.

The adjacent property owner has contacted Washoe County with an offer to acquire this sliver parcel for Two Hundred (\$200.00) Dollars. Transfer of this parcel to the adjacent owner will place it back on the tax rolls and relieve the County from the maintenance obligations.

Staff recommends approval of the Resolution of Surplus and Intent to convey to the adjacent property owner, as authorized in NRS 244.281 (e).

Washoe County Strategic Objective supported by this item: Sustainability of our financial, social and natural resources.

PREVIOUS ACTION

None related to this parcel.

BACKGROUND

Washoe County has a surplus sliver parcel of property located at the intersection of Ralston Street and Codel Way and was approached by the adjacent property owner with an offer to acquire this sliver parcel for the sum of Two Hundred (\$200) dollars, to allow him to maintain this property.

The Property Program manager in conjunction with the Engineering staff began the historical research to insure there would be no negative impact to Washoe County. Staff contacted the

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City of Reno, the Utility Division, the Airport Authority, the Regional Transportation Commission, and the School District. All entities waived any interest in this parcel.

Due to the unbuildable size, staff supports the Board of County Commission's consideration and approval of the Declaration of Surplus and Intent to Transfer as authorized under Nevada Revised Statutes 244.281 Subsection (e).

**NRS 244.281 Sale or lease of certain real property:
Determination that sale or lease is in best interest of county;
notice; appraisal; exceptions; second offering; effect of sale or
lease in violation of section.**

(e) A board of county commissioners may sell or lease any real property owned by the county without complying with the provisions of NRS 244.282 or 244.283 to:

(1) A person who owns real property located adjacent to the real property to be sold or leased if the board has determined by resolution that the sale will be in the best interest of the county and the real property is a:

(I) Remnant that was separated from its original parcel due to the construction of a street, alley, avenue or other thoroughfare, or portion thereof, flood control facility or other public facility;

(II) Parcel that, as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns real property adjacent to the real property for sale or lease; or

If the Board concurs with staff's assessment, the procedure requires the adoption of the Resolution of Surplus and Intent to Transfer. Staff will return at the next scheduled County Commission meeting to allow for any objections to this action, and upon approval, ask the Chairman to execute a quitclaim deed.

FISCAL IMPACT

If the property is transferred, the proposed revenue will be directed to the general fund, cost center 199999-485191 (County Property Sales) in accordance with NRS 244.282(8).

RECOMMENDATION

It is recommended the Board of County Commissioners adopt a Resolution of Surplus and Notice of Intent to Transfer APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way as authorized under NRS 244.281; and all other matters properly related thereto.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt a Resolution of Surplus and Notice of Intent to Transfer APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way as authorized under NRS 244.281; and all other matters properly related thereto."

Attachment: Resolution

RESOLUTION OF SURPLUS AND NOTICE OF INTENT TO TRANSFER

A RESOLUTION DECLARING WASHOE COUNTY'S INTENT TO DECLARE AS SURPLUS A SLIVER PARCEL KNOWN AS APN 007-111-12, SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 244.281; AND ALL OTHER MATTERS PROPERLY RELATED THERETO

WHEREAS, Washoe County owns a certain sliver parcel of real property in Washoe County located at 0 Codel Way, known as Assessor's Parcel Number 007-111-12, subject parcel is approximately 1,200 square feet in size, and more specifically described as:

All that certain real property situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

Beginning at a point on the East line of Ralston Street 65 feet Northerly from the Southwest corner of Lot 1 in Block 12 of University Terrace Addition, Reno, Nevada, according to the amended plat thereof, filed in the office of the County Recorder of Washoe County, Nevada, on December 30, 1926; thence Easterly and parallel with the South line of said Lot 1 to its intersection with the Southerly and Westerly line of Codel Way; thence Northwesterly along said Codel Way to its intersection with the Easterly line of Ralston Street; thence Southerly along the Easterly line of Ralston Street 33.35 feet to the point of beginning; said premises being a portion of Lot 1 Block 12, of the University Terrace Addition , according to the map as mentioned above. The above Legal Description was taken from Prior Document NO. 50707 of Deed Records, Washoe County, Nevada.

WHEREAS, Nevada Revised Statutes, 244.281 (e) authorizes conveyance of land, when the Board of County Commission determines "(II) Parcel that, as a result of its size, is too small to establish and economically viable use by anyone other than the person who owns real property adjacent to the real property for sale; and it is in the best interest of the county and its residents, the Board may formally adopt a Resolution so stating; and

WHEREAS, Upon adoption of the resolution, the Chair or authorized representative of the board shall direct staff to return at a future meeting to allow for any objections to this action; and

WHEREAS, Washoe County has received a letter requesting conveyance of the "subject sliver parcel" to the adjacent property owner for the sum of Two Hundred Dollars (\$200.00); and

WHEREAS Subject to NRS 244.281 (e), the Board of County Commissioner's hereby finds that it is an appropriate process to follow; and

NOW, THEREFORE, be it so resolved by the Washoe County Board of Commissioners as follows:

1. On the basis of the recitals stated above the Board of County Commissioners ("the Board") of Washoe County hereby declares it is in the best interests of Washoe County and its residents for Washoe County to convey the subject "sliver parcel" to the adjacent property owner, Mr. James Brown and hereby declares its intent to do so.
2. The proposed conveyance shall be made at the next scheduled meeting by the Board of County Commissioner's after allowing for any objections, and payment Washoe County, of the proposed amount.
3. The conveyance will transfer the subject "sliver parcel", as is where is, and further encumbered by any and all easements and without any water rights or any commitment thereof.

ADOPTED this ____ day of _____, 2014 by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

David Humke, Chairman

ATTEST:

Nancy Parent, County Clerk